



# SOLD

## SOLD BY TOM BOYLE - RU PROPERTY GROUP

### Top 3 Features

- Location, Location, Location... Close to Everything!
- Spacious Private Courtyard - rarely found with 2-bedroom units
- Air-conditioned Living & Main Bedroom for all-year comfort

If you're looking for convenience and value in one neat package, this two-level unit delivers more space and privacy than most in its price range. Sitting in a small complex of just four, it offers a warm, comfortable feel with its exposed brick interior, open living, and that rare bonus, your own full-size courtyard.

Downstairs is all about everyday living, with a generous open-plan lounge and dining area, air-conditioning, and low maintenance timber-look flooring that brings the space to life. The kitchen is in original but tidy condition with an electric cooktop and oven, plenty of storage, and easy access through to the separate laundry.

Upstairs, the main bedroom is a good size with built-ins, air-conditioning, a ceiling fan and access to a private balcony overlooking the trees. The second bedroom also includes a built-in robe and works well as a kids' room, study or guest space. The bathroom is original with a shower over bath, vanity and toilet, all neat and functional with room to update in the future.

Step out the back door and you'll find one of the standout features: an approx 80m<sup>2</sup> courtyard with lawn, garden shed, clothesline and a private gate straight to the train station. It's perfect for a small pet, kids' play area or simply enjoying a bit of green space at home.

A secure single lock-up garage sits at the front of the complex, giving you peace of mind and extra storage if you need it.

This is a great fit for first-home buyers wanting to enter the market without overstretching, parents buying for kids who commute to uni, or an investor chasing strong rental demand.

### Features

- Two bedrooms with built-in robes
- Main bedroom with air-conditioning, ceiling fan and private balcony
- Air-conditioned open-plan living and dining
- Low-maintenance flooring downstairs, carpet upstairs

2 BED | 1 BATH | 1 CAR

PRICE:  
\$586,500

OPEN FOR INSPECTION:  
N/A



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**Approximate under roof space = 75sqm**

*Floor plan, measurements and dimensions are approximate and are for illustrative purposes only. RU Property gives no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.*

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.